

# \$219,000 - 212 4 Street W, Lashburn

MLS® #A2194071

**\$219,000**

7 Bedroom, 5.00 Bathroom, 1,540 sqft  
Residential on 0.14 Acres

NONE, Lashburn, Saskatchewan

This expansive seven-bedroom, five-bathroom bungalow is perfect for a large family or as an investment property. With a three-bedroom, two-bathroom basement with optional separate entrance, it also offers a fantastic mortgage helper.

Located in the heart of oil country, this home is easily rentable and has seen numerous upgrades. The three-bedroom, two-bathroom basement received a makeover in 2024, including new flooring, fresh paint, updated vanities, and more. The main floor, featuring four bedrooms and three bathrooms, boasts a huge living room and a kitchen perfect for family gatherings. In 2024, new flooring was installed throughout the main floor, except for the bedrooms.

Key updates include:

• Furnace replaced in 2018

• Town service line replaced in 2019

• Roof replaced in 2020

• All old copper plumbing upgraded to PEX piping in 2024

Outside, enjoy a fenced backyard and an oversized single garage—the perfect finishing touches to this affordable small-town home, just minutes from Lloydminster.

Built in 1977

## Essential Information

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Price	\$219,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,540
Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	212 4 Street W
Subdivision	NONE
City	Lashburn
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

### Amenities

Parking Spaces	1
Parking	Driveway, Additional Parking, Garage Faces Front, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	71
Zoning	R

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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